

December 2, 2019

Mr. Frank Gardner, Brownfields Section Chief
EPA Region 1
5 Post Office Square, Suite 100 – Mail Code OSRR7-2
Boston, MA 02109-3912

ROI-20-A-017

RE: City of Chicopee FY20 Community-wide Assessment Grant Proposal

Dear Mr. Gardner,

Throughout the past nine (9) years, the City of Chicopee has developed a robust and successful City-wide Brownfields program that has managed a variety of planning, assessment, and cleanup projects supported by the U.S. Environmental Protection Agency (EPA). Funds secured in the pilot round of the EPA's Brownfields Area-Wide Planning program resulted in the finalization of the West End Brownfields Area-Wide Plan (AWP) which is in its seventh year of implementation.

The creation of the West End AWP resulted in a successful application for a Community-wide Assessment Grant that has catalyzed the assessment of nine Brownfields and aided in facilitating the necessary steps towards redevelopment for those properties.

In addition to the ongoing need to advance assessment activities in the West End, the City's Brownfields program will continue similar work in Chicopee Falls. Further, as part of this Assessment Grant, the City intends on advancing a Brownfields Area-Wide Planning effort for the Willimansett neighborhood to advance a visioning process to strategize for the future of that neighborhood's Brownfield property.

Through partnerships with state and federal agencies the City seeks to expand its Brownfields program to encompass there three (3) oldest and most industrial neighborhoods. Continued assessments of Brownfields in these neighborhoods will play a crucial role in advancing Brownfields redevelopment efforts throughout the City.

1. **Application Identification:** City of Chicopee
274 Front Street, Chicopee, MA 01013
2. **Funding Requested:**
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested:
 - i. \$300,000
 - ii. The City is not requesting a waiver for a site-specific proposal
 - c. Contamination: Hazardous Substances (\$250,000) and Petroleum (\$50,000)
3. **Location:** City of Chicopee, Hampden County, Massachusetts
4. **Property Information:** N/A; the City is applying for a Community-wide Assessment Grant



5. Contacts:a. Project Director:

Lee M. Pouliot, AICP, ASLA, Director
Department of Planning & Development
274 Front Street, City Hall Annex 4th Floor, Chicopee, MA 01013
P: (413) 594-1516, lpouliot@chicopeema.gov

b. Chief Executive:

Mayor Richard J. Kos
17 Springfield Street, Chicopee, MA 01013
P: (413) 594-1500, mayorkos@chicopeema.gov

6. Population: 55,778**7. Other Factors Checklist:**

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Y (2)
The priority site(s) is in a federally designated flood plain.	Y (2)
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	Y (3)
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	Y (8)

8. Letter from State or Tribal Authority: Please see the attached document.

We thank you in advance for taking the time to review our application. Should you require additional information or clarification, please feel free to contact us at your earliest convenience.

Very Truly Yours,



Richard J. Kos
Mayor





Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Kathleen A. Theoharides
Secretary

Martin Suuberg
Commissioner

November 18, 2019

U.S. EPA New England
Attn: Frank Gardner
5 Post Office Square, Suite 100
Boston, MA 02109-3912

RE: STATE LETTER OF ACKNOWLEDGMENT
City of Chicopee, Application for EPA Community-Wide Assessment Grant Funds

Dear Mr. Gardner:

I am writing to support the proposal submitted by the City of Chicopee (City) under the Fiscal Year 2020 U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant Program. Funding from EPA will allow the City to continue assessment activities at targeted Brownfields sites in specific neighborhoods. The City hopes to conduct reviews of properties in Chicopee Center; Chicopee Falls, where the successful RiverMills Brownfields project is located; and Willimansett, an area for which the City is working with MassDEP to complete a Brownfields review.

On January 23, 2015, Governor Baker signed his first Executive Order, creating the Community Compact Cabinet, in order to elevate the Administration's partnerships with cities and towns across the Commonwealth. Lieutenant Governor Polito chairs the cabinet, which concentrates financial, technical, and other resources at the state level to a select group of projects, including Brownfields. The City's compact was signed on August 19, 2015, ensuring any funding provided by EPA will be supported by a focused commitment of state resources.

We greatly appreciate EPA's continued support of Brownfield efforts here in Massachusetts!

Sincerely,

Paul Locke
Assistant Commissioner, Bureau of Waste Site Cleanup

ec: Lee M. Pouliot, City of Chicopee
Caprice Shaw, MassDEP Western Regional Office

This information is available in alternate format. Contact Michelle Waters-Ekanem, Director of Diversity/Civil Rights at 617-292-5751.

TTY# MassRelay Service 1-800-439-2370

MassDEP Website: www.mass.gov/dep

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1. Project Area Description and Plans for Revitalization

a. Target Area and Brownfields

i. Background and Description of Target Area: The Target Areas for Chicopee's Assessment proposal are the historic Industrial Villages of Chicopee Center, Chicopee Falls and Willimansett. These Villages were the economic engines that drove the City's growth for much of its history and are now concentrated urban areas, exhibiting geographically and socioeconomically segregated populations, discontinuous commercial corridors, urban blight and Brownfields. Chicopee Center was a planned community that developed around two major mills, producing textiles and prefabricated metals, including military armaments for the Civil War and the doors that adorn the entrances to the U.S. Capitol. The manufacturing of Chicopee Falls evolved to contribute to the transportation revolution of the last two centuries, making bicycle and automobile tires. Willimansett developed in relation to the industrial activities of the neighboring City of Holyoke. A history of diverse industrial activities is confirmed by Chicopee's motto, *Industriae Variae* (Varied Industry).

The Industrial Villages need considerable investment and redevelopment. Chicopee has proven adaptive and resilient to market fluctuations overall, but must adapt to the 21st century shift in urbanization, emphasizing sustainability, walkability and urban infill. The City is committed to advancing investment and redevelopment of the Industrial Villages. However, the greatest impediments to improving the quality of life for present and future residents are the environmental burdens created by the existence of Brownfields.

ii. Description of the Priority Brownfield Site(s): Most of the priority Brownfields are located within the dense neighborhood fabric of the the Industrial Villages. Their scale and characteristics range from large former industrial buildings to small lots used as auto repair/gas stations. This Assessment proposal aims to address the small to medium-sized Brownfields that have not benefited from assessment under the City's Brownfields program. Brownfields degrade the quality of life by exposing residents to toxic contaminants, negatively impacting the quality of soils and groundwater, depressing property values and creating an unsafe perception for the neighborhood. This combination impedes developers' desires to invest in the Industrial Villages.

The Pioneer Valley Planning Commission (PVPC) produced a Regional Brownfields Plan in 2014 that identified Willimansett as an Area of Brownfield Interest (ABI) containing 16 sites with petroleum and/or hazardous materials, which then formed the basis of the Willimansett Urban Initiative (WUI). The WUI was developed in collaboration with the Massachusetts Department of Environmental Protection (MassDEP) and advanced a detailed analysis of contaminants at potential Brownfields. The City worked closely with residents through interviews and focus groups to identify properties with contamination or a 'perceived' concern for the presence of contamination.

The Priority Brownfields listed below will be beneficiaries of the City's Brownfields Assessment Program and were identified in the PVPC Regional Brownfields Plan and/or the WUI:

- Former Callaway Golf Ball Manufacturing Facility [Willimansett]: The Callaway facility is a 13.5 acre vacant lot in the heart of Willimansett. The facility was part of a larger contiguous manufacturing operation that housed the headquarters of Spalding Sports Worldwide. Spalding eventually left and the Callaway facility downsized rendering large parts of the facility vacant. The facility at 521 Meadow St. succumbed to its obsolescence and was demolished in 2003 and has remained vacant. According to the WUI, the site was determined to be the highest priority for assessment due to its polychlorinated biphenyl (PCB) contamination and reportable levels of heavy metals within 500 feet of houses, schools and playgrounds. It was prioritized

among the other 16 ABI sites for its ability to support large-scale economic development projects that could be catalytic within the neighborhood.

- **N. Chicopee St. Corridor [Willimansett]:** This corridor is the site of the oldest industrial development in Willimansett and is home to an operational industrial park that houses contractors, manufacturing, warehouses and a new brewery. The site is bordered by the Connecticut River and Willimansett Brook, two sensitive water resources. According to the Federal Emergency Management Agency (FEMA), the site is within a federally designated ‘Special Flood Hazard Area.’

This section of Willimansett is designated as an Environmental Justice (EJ) zone, according to the WUI. An EJ zone is a census tract where 20% of individuals live in poverty and/or 30% of the population is minority. The WUI identified several parcels along N. Chicopee St. as waste sites or where releases had been reported. The site at 107 N. Chicopee St. with waterfront access to the Connecticut River was found by MassDEP to have surface soil samples that contained total petroleum hydrocarbons (TPH) at concentrations above the Massachusetts Contingency Plan (MCP), S-1 Reportable Concentrations. The site abuts two City properties that have waterfront access to the Connecticut River. The industrial remnants of these sites create barriers to the riverfront; remediating these sites would unlock redevelopment potential, create a destination with public greenspace and riverfront access linked to the mixed-use redevelopment of the adjacent mill complex.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans: The City’s Assessment Program will build on its ongoing revitalization efforts that includes the assessment and cleanup of numerous sites within the Industrial Villages. The City will leverage past planning work and ongoing initiatives to prioritize Brownfields under the City’s Assessment Program. The following plans detail the City’s Brownfields redevelopment strategies especially as those strategies relate to leveraging existing infrastructure. Plans have involved significant community participation, through workshops, interviews, surveys and focus groups to ensure each plan responds to neighborhood needs.

In **Chicopee Center**, the West End Brownfields Area-Wide Plan (AWP) detailed a vision for revitalizing this historic section of the City’s downtown. The West End has experienced long-term disinvestment, with high rates of unemployment, poverty and vacancies. The AWP calls for improved economic and environmental health, identifying 15 Brownfields with high reuse potential. Target Brownfields include: the 12.29 acre Cabotville Mill Complex, a languishing mill property with 750,000 SF of building space; the 17.08 acre Delta Park, which could be remediated to offer riverfront greenspace and; several properties lining the canal that can be redeveloped to extend the City’s RiverWalk, connecting residents to the regional bike path network. These Brownfields and others identified in the AWP still require Phase I or Phase II assessments.

In **Chicopee Falls**, revitalization planning has focused on redeveloping the former Facemate and Uniroyal properties, a combined 65-acre abandoned manufacturing complex along the Chicopee River contaminated petroleum and hazardous materials. The RiverMills Vision Plan proposes redevelopment scenarios that create riverfront recreational opportunities along the Chicopee River and galvanize mixed use development. Part of the Facemate property has been successfully remediated with support from the Commonwealth of Massachusetts and now hosts the City’s Senior Center and an assisted-living facility. The remainder of the Uniroyal property is currently being remediated with support from the U.S. EPA, Commonwealth and significant investment of City resources. To spur further development of the RiverMills Vision, Chicopee Falls has been designated as an Opportunity Zone.

In **Willimansett**, the City collaborated with MassDEP to complete the WUI Brownfields inventory with the goal of improving the safety and quality of life within this EJ neighborhood. The plan included site visits to 89 potential Brownfields that were identified by referencing state databases of known contaminant releases, through conversations with City staff and through extensive community outreach to Willimansett residents. The WUI identified many Brownfields eligible for Phase I and Phase II assessments. Willimansett is built out with minimal undeveloped parcels; infill development on vacant/underutilized Brownfields is the only way to reinvigorate the neighborhood. The development of a Willimansett Area-Wide Plan will provide a comprehensive, community driven implementation strategy for addressing neighborhood Brownfields.

ii.Outcomes and Benefits of Reuse Strategy: The City is pursuing the assessment, cleanup and redevelopment of suspected Brownfields in the Industrial Villages with the goal of achieving long-term economic and community benefits. One of the City’s primary goals is the creation of a diverse housing stock. The Industrial Villages largely lack commercial activity in their downtowns and new housing will increase the demand for goods and services within the neighborhoods, spurring economic development. The City has been designated an Age-Friendly Community by the American Association of Retired Persons (AARP) and increasing the variety of housing options will further its age friendly objectives. The creation of more open space and greenways associated with the Connecticut and Chicopee Rivers is identified as community a need in the City’s Open Space & Recreational Plan (OSRP).

The assessment and cleanup of Brownfields will facilitate the development of mixed-use commercial/residential projects. The Industrial Villages face the greatest impediments to stability and require investment by both public and private forces to ensure the ability to weather future market fluctuations. A stable equilibrium in the target community may be reached by the assessment, cleanup and subsequent redevelopment of Brownfields into productive community assets. In order to increase incentives for such private development, the City has designated Chicopee Falls as its Opportunity Zone.

The former Callaway Manufacturing Facility (Priority Brownfield Site) at 521 Meadow St. has been identified for its ability to support a large scale project that could inject needed economic development and vibrancy into a disadvantaged neighborhood due to its location in the heart of Willimansett. A grocery store located in walking distance of a dense residential neighborhood underserved by a lack of local amenities and classified as a food desert would be a redevelopment opportunity that addresses contemporary community needs. A large rooftop solar project at this site could provide green renewable energy through a partnership with Chicopee Electric Light (CEL), the City’s municipal electric utility.

The Priority Brownfield Site on N. Chicopee St. offers an opportunity to reconnect a neighborhood to its riverfront. This area holds the potential for an environmentally conscious mixed-use development that increases public green space, a priority identified in the Pioneer Valley Regional Brownfield Plan and its public engagement sessions. This site has the potential for a transformative development that could bring a local sustainable economy, jobs and new tax revenue to an underutilized area.

c.Strategy for Leveraging Resources

i.Resources Needed for Site Reuse: The City can leverage various funding sources to supplement U.S. EPA resources. The City has invested nearly \$18 million in Community Development Block Grant (CDBG)funds for Brownfields work at the Uniroyal Uniroyal in Chicopee Falls.. The City has leveraged \$50,000 from MassDEP used to fund Hazardous Building Material Inspections in the Uniroyal buildings. MassDevelopment, the state’s finance and development agency has designated the Uniroyal Site a Brownfield Priority Project and has allocated \$2 million for assessment and cleanup. PVPC has shown its

commitment to Brownfield assessment and cleanup through their Regional Brownfield Plan and partnership with the City for the West End Brownfield AWP. The City has allocated local funds in excess of \$10 million to continue assessment and cleanup projects. The City has experience leveraging assessment resources with private investments. Prior Phase I assessments have allowed private developers to purchase Brownfields and conduct Phase II assessment and/or cleanup projects. Private Developers can also leverage similar resources from MassDevelopment to advance Brownfields redevelopment projects.

Leveraged Resource Source	Purpose/Role	Amount
Office of Community Development (CDBG)	In-Kind Services for Development Community-Wide Brownfields Inventory	Various
City of Chicopee - City Budget	Supplemental Assessment Funds from City Council	Various
MassDevelopment	Supplemental Assessment Funds from MassDevelopment Brownfields Fund	Various
MassDEP	Supplemental Assessment Funds from PVPC Brownfields Program	Various
PVPC Brownfields Program LTA	Supplemental Assessment Funds from PVPC Brownfields Program	Various

ii. Use of Existing Infrastructure: The identified priority sites are embedded in the City’s most urban areas which provide access to existing infrastructure originally built to support large-scale industrial developments that today boast excess capacity to more easily respond to redevelopment demand. The City will promote infill development on former Brownfields instead of advancing the development of remaining Greenfields. This encourages the reuse of existing structures rather than promoting demolition and sprawling development. These projects allow the City to secure funding for necessary upgrades to make properties desirable and easier to redevelop. The City was able to secure funding from the state to update infrastructure in preparation for mill conversions in Chicopee Center. Chicopee Electric Light has begun developing its Crossroads Fiber Optic internet network that will offer high speed broadband internet services to residential and business customers.

2. Community Need and Community Engagement

a. Community Need

i. The Community’s Need for Funding: The City is burdened with funding Brownfields assessment and cleanup at the level necessary to catalyze redevelopment at a transformative rate. The City has invested over \$10 million of its own funds to remediate Brownfields. Massachusetts municipalities depend on property taxes to fund local government operations and many Brownfields in the Industrial Villages provide little tax revenue.

Chicopee’s economy has been slower to adapt to contemporary changes in the economy as compared to other areas of the country. Deindustrialization was weathered by the City moderately by the flight of industry and commercial services to the suburban areas of Chicopee; the Villages suffer substantial hardships from this trend. The City’s coffers reflect only a fraction of the fiscal health enjoyed during the decades of industrial prosperity.

Industrial flight in the City has further eroded the tax base and depressed the City’s financial resources. The 2017 closure of Menck Windows eliminated 30 jobs and removed the ability for the City to recover taxes from the property. Friendly’s Ice Cream closed a Distribution Center in 2016 eliminating 50 jobs while

Avery Dennison closed a facility in 2014 eliminating 250 jobs. Within the Industrial Villages, a high rate of small business failure and ownership turnover prevents any significant contribution to the City's finances.

Brownfields have perpetuated a cycle of disinvestment in the Industrial Villages. Low property values and high cleanup costs make redevelopment unfeasible. Properties that were once essential to economic vitality are now underutilized or abandoned. Brownfields must be identified, assessed and prioritized for cleanup with the goal of rehabilitating them to address contemporary needs. These sites offer the only opportunity to bring new development to these neighborhoods which are otherwise built out.

ii. Threats to Sensitive Populations:

- (1) **Health or Welfare of Sensitive Populations:** The Industrial Villages are home to a higher percentage of several EJ populations. According to the U.S. Census, the Industrial Villages contain a high concentration of minority populations at 30%, compared to State and National averages of 18% and 24%, respectively. The rate of single female householders with children under 18 is 21.8% compared to State and National rates of 12.3% and 12.8%, respectively. The percentage of disabled people in the Villages is 21% nearly twice the State average. The percentage of Veterans living in the Industrial Villages is 8.8%, also higher than State and National averages of 6.7% and 8.3%, respectively. Willimansett is home to a number of community organizations that service these sensitive populations including; Stefanik Elementary School, Boys & Girls Club of Chicopee, Valley Opportunity Council (VOC) and multiple public housing complexes. Addressing Brownfields in these neighborhoods will provide new opportunities for these populations related to housing options, jobs and access to basic needs.
- (2) **Greater Than Normal Incidence of Disease and Adverse Health Conditions:** The populations of the Industrial Villages suffer at disproportionately higher rates from health issues compared to Massachusetts overall. According to MassCHIP (Massachusetts Community Health Information Profiles), Chicopee has higher rates of asthma, bronchus & lung cancers, cardiovascular diseases and diabetes compared to Massachusetts overall. Brownfields exacerbate the public health effects experienced by residents, affecting public health through multiple pathways of contamination. Through assessment activities at the sites, the City expected to begin addressing the potential sources of these statistics to advance positive health outcomes in the Industrial Villages.
- (3) **Disproportionately Impacted Populations:** All of the U.S. Census tracts that comprise the Industrial Villages are designated EJ zones and depict a population at risk. According to U.S. Census data, the Industrial Villages have higher rates of residents without a high school diploma (20.4%) or a college degree (18.1%). The unemployment rate (13.3%) exceeds local (5.9%) and national (12.9%) averages. The median household income (\$41,723) is lower than that of the City (\$47,276) and the Commonwealth (\$67,846).

Most of the Industrial Village residential building stock is renter-occupied and over 50% was built before 1939. Renters in older housing are often exposed to lead and asbestos. Additionally, the financial costs associated with aging housing is often passed to tenants, which may be the reason the Villages' rate for households exceeding the HUD-recommended 30% monthly housing cost burden limit is disproportionately greater (46.8%) than the state and national rates of 42.4% and 42.2%, respectively. Assessment activities will be a first step in a process that will lead to more affordable housing options and improved health with better access to basic needs.

b. Community Engagement

i. Project Partners & Project Partner Roles:

Partner Name	Point of Contact (Name, email, phone)	Specific Role in the Project
Chicopee Housing Authority	Monica Blazic, Executive Director 413-592-6132, mpblazic@chicopeehousing.org	Potential Stakeholder Committee Member, Share program information with residents of housing authority properties
Valley Opportunity Council	Stephen Huntley, Executive Director 413-552-1554 x 4, shuntley@valleyopp.com	Stakeholder Committee Member, Share program information within neighborhood
Boys & Girls Club of Chicopee	Jason Reed, Executive Director 413-206-4109, jasonr@bgcchicopee.org	Share program information with youth community, In-kind meeting space at BGBS Center in Willimansett
Lorraine's Soup Kitchen & Pantry	Ruben Reyes, Director 413-592-9528, ruben@lorrainessoupkitchen.com	Share program information with community, In-kind meeting space at Food Pantry in Willimansett

We will also work with the following partners to utilize their meeting space and activate their networks: Pioneer Valley Planning Commission (PVPC), Chicopee Public Library, Chicopee Council on Aging, Greater Chicopee Chamber of Commerce, and the City's Department of Veterans Services.

ii. Incorporating Community Input: The Planning Department will seek to engage the community, use a program steering committee and solicit input through a variety of channels. The City will hold public meetings and routinely update the H.E.A.L. Chicopee (Health, Ecology, Activity, Legacy) website so that residents can access information regarding the Brownfields Assessment Program. The Planning Department staff will address language barriers at meetings by preparing planning materials in English, Spanish and other languages as needed. The City is able to accommodate those with visual and hearing impairments. The City will also work with identified partners to connect with residents who are traditionally overlooked and underrepresented in public processes, specifically the Chicopee Housing Authority, VOC and the Boys & Girls Club members. The City also has the ability to mail information to houses and send notices through the school system and CEL billing.

3. Task Descriptions, Cost Estimates and Measuring Progress

a. Description of Tasks/Activities and Outputs

i. Project Implementation:

Task I: Cooperative Agreement Oversight (\$7,500): Task I includes management of the Cooperative Agreement, all required reporting and the cost of attendance for three City officials to participate in the National Brownfields Conference. The conference will serve to inform and train officials on regional and National Brownfields approaches. Staff will share information from the conference with other City staff and the Assessment Stakeholders Committee. The City will commit local government funds through the City Budget to cover the cost of staff time necessary to fulfill the reporting and community outreach requirements. This will allow more grant-funding to be applied to site assessments and cleanup planning. The City is not requesting any funding for administrative purposes.

Task II: Community Outreach and Involvement (\$12,500): The Planning Department manages the City's Brownfields program website known as "H.E.A.L Chicopee" which provides information on Brownfields, ongoing initiatives and informing the public of progress. Public meetings of citizens and Stakeholders Committee will be held to disseminate information and seek feedback. Program update newsletters, translated in multiple languages, will be made for dissemination through the community partners to the business community and less engaged populations.

Task III: Phase I and Phase II Environmental Site Assessments (ESAs) (\$150,000): The City will work with a Licensed Site Professional/Environmental Professional (LSP) selected through an open and competitive procurement process. Massachusetts privatized the cleanup of waste sites in the state using LSPs as authorized agents by the state to work on behalf of property owners and other responsible parties to

oversee the assessment and cleanup of contamination. The Phases will be completed in accordance with the current American Society of Testing Materials (ASTM) and the EPA's 'All Appropriate Inquiry' standards. Based on the results of the Phase I ESAs, it is anticipated that multiple Phase II Assessments will be required and pursued. A Site-Specific Quality Assurance Project Plan (SSQAPP) will be prepared for each of the selected sites for Phase II Assessment.

Task IV: Development of Willimansett Area-Wide Plan (AWP) (\$130,000): The Planning Department will work with a qualified planning team selected through an open and competitive procurement process to develop an AWP for the Willimansett neighborhood. The AWP will build on previous neighborhood Brownfields planning efforts and outline a strategy targeted toward conceptual reuse and redevelopment scenarios. This plan seeks to reinvigorate and spark reinvestment in Willimansett by mitigating local environmental conditions at Brownfields and re-branding the area as an attractive, green neighborhood where people can live, work, learn and play. Through realistic strategies and market-driven initiatives, it particularly aims to assess, clean up and return key Willimansett Brownfields to productive use over the next three to five years.

ii.Anticipated Project Schedule: The City proposes the following Program Implementation Schedule to ensure all Tasks are completed within the 3-year period of performance:

- **Year 1:**
 - Appoint Stakeholder Assessment Committee & begin meetings with Committee and Project Partners
 - Develop & Release Request for Qualifications for a Licensed Site Professional (LSP) and select LSP for Assessment Scope
 - Develop and release Request for Qualifications for Area-wide Planning and select a planning professional for the Willimansett Area-wide Planning Scope.
 - Develop & launch community outreach program (including semi-annual newsletters)
 - City Staff attends National Brownfields Conference
 - Area-wide Planning Scope begins
- **Year 2:**
 - Area-wide Plan concepts developed
 - Brownfields in target neighborhoods reviewed and prioritized for potential assessment
 - Connections made with identified Brownfield owners
 - Assessment Scope begins
 - Continue community outreach (semi-annual newsletters)
- **Year 3:**
 - Completion of assessment scope
 - Completion of Willimansett Brownfields Area-wide Plan
 - Community revealing of final Area-wide Plan & Implementation program
 - Continue community outreach (semi-annual newsletters)

iii.Task/Activity Lead:

Task I: Chicopee Department of Planning & Development

Staff will provide oversight of the Brownfields program and will attend the National Brownfields Conference on behalf of the City and Stakeholders Committee.

Task II: Chicopee Department of Planning & Development

The Planning Department is currently responsible for updating the website regularly and has experience facilitating meetings and are the appropriate entity for this task. The Community Partners and Stakeholder Committee will prioritize sites and select them to move into the assessment process.

Task III: Chicopee Department of Planning & Development and Selected LSP

The Planning Department will work with the LSP to move the project forward. Assessments will be completed by the LSP with their environmental expertise.

Task IV: Department of Planning & Development and Selected Qualified Planning Team

The Planning Department will work with the Qualified Planning Team to develop an AWP for Willimansett.

iv.Outputs:

Final outputs will include the following:

- 12 Quarterly Reports
- 3 M/WBE Reports
- One Prioritized Brownfields inventory for each of the Industrial Villages
- Phase I Reports: 2 Petroleum sites & 6 Hazardous Material sites
- Phase II Reports: 1 Petroleum sites & 2 Hazardous Material sites
- 6 Semi-annual neighborhood newsletter updates
- 6 Semi-annual community meetings
- 12 Quarterly Stakeholder Committee Meetings - Agenda/Minutes
- On-going H.E.A.L. Chicopee website updates
- Area-Wide Plan for Willimansett neighborhood

b. Cost Estimates

Hazardous Substances						
Budget Categories		Project Tasks (\$)				
		(Task1)	(Task2)	(Task3)	(Task4)	Total
Direct Costs	Personnel					
	Fringe Benefits					
	Travel	\$7,500				\$7,500
	Equipment					
	Supplies		\$12,500			\$12,500
	Contractual			\$100,000	\$130,000	\$230,000
	Other					
Total Direct Costs						
Indirect Costs						
Total Budget		\$7,500	\$12,500	\$100,000	\$130,000	\$250,000

Petroleum						
Budget Categories		Project Tasks (\$)				
		(Task1)	(Task2)	(Task3)	(Task4)	Total
Direct Costs	Personnel					
	Fringe Benefits					
	Travel					
	Equipment					
	Supplies					
	Contractual			\$50,000		\$50,000
	Other					
Total Direct Costs						
Indirect Costs						
Total Budget		\$0	\$0	\$50,000	\$0	\$50,000

Development of Cost Estimates:

- Task I: Cooperative Agreement Oversight (\$7,500):

Expenditures	Cost	Per Person	Per Night	Total
Conference Registration	\$200	3		\$600
Airfare	\$650	3		\$1,950
Hotel	\$350	3	4	\$4,200
Meals	\$55	3	4	\$660
Local Transportation	\$30	3		\$90
			Total	\$7,500

- Task II: Community Outreach and Involvement (\$12,500):

Expenditures	Cost	Year	Semi-Annual	Total
Website Updates	\$1,000	3		\$3,000
Newsletters	\$500		6	\$3,000
Postage	\$500	3		\$1,500
Translation Services				\$5,000
			Total	\$12,500

- Task III: Phase I and Phase II Environmental Site Assessments (ESAs) (\$150,000):

Hazardous Substances				Petroleum			
Expenditures	Cost	Amount	Total	Expenditures	Cost	Amount	Total
Phase I ESA	\$5,000	8	\$40,000	Phase I ESA	\$5,000	4	\$20,000
Phase II ESA	\$30,000	2	\$60,000	Phase II ESA	\$30,000	1	\$30,000
		Total	\$100,000			Total	\$50,000

- Task IV: Development of Willimansett Area-Wide Plan (AWP) (\$130,000):

Expenditures	Cost	Amount	Total
Area-Wide Planning Budget	\$130,000	1	\$130,000
		Total	\$130,000

- c. Measuring Environmental Results:** The City will utilize its designated LSP and the Stakeholder Committee's identified priorities to track, measure and evaluate the project. The LSP is responsible for reporting to the City about the project's progress along with any major developments as they become available. The City will utilize the Work Plan as a scheduling tool to advance the project and monitor its schedule. The final output from the assessment process will be the reports from Phase I and Phase II assessments, which will delineate the nature and extent of contamination if discovered, so that the City will be able to properly prioritize future cleanup planning efforts and assist impacted property owners.

4. Programmatic Capability and Past Performance

a. Programmatic Capability

i. Organizational Structure & ii. Description of Key Staff: The Planning Department is experienced in the coordination and management of federal grants from social services and roadway improvements to large scale initiatives such as the RiverMills Vision Plan and West End Brownfields Area-Wide Plan. Key members of the Planning Department are Lee Pouliot, the Planning Director, and Patrick McKenna, the Assistant Planner.

Under Lee's leadership, the Planning Department has managed and overseen the demolition of former Facemate buildings along with Brownfields cleanup efforts, mill conversions and the execution of the West

End Brownfields Area-Wide Plan. Prior to his position as the Director of the Planning & Development Department, Lee managed the City's Brownfields Program for eight years while working in the Community Development Department. Patrick has a Master's Degree in Urban Planning & Community Development and experience in project management. He will be responsible for regularly measuring project expenditures, monitoring progress and will manage the Cooperative Agreement.

The City has experience managing projects with multiple funding sources – successfully advancing the construction of a \$9 million Senior Center which was completed in September of 2014 in addition to multiple State grants through the MassWorks Infrastructure Program of \$1.5-2.6 million.

Acquiring Additional Resources: The Planning Department has a wealth of experience procuring contractors, additional expertise and resources for a variety of initiatives including Brownfields projects as evidenced through previous funding by EPA for assessment and cleanup efforts. The City has a strong relationship with regional organizations such as PVPC, which specializes in project oversight, project completion and contractor procurement. The City has worked with several environmental consulting firms repeatedly on its many Brownfields projects and has a strong relationship to MassDEP. Any additional professional expertise will be obtained following applicable federal and state public procurement guidelines. There are further technical assistance funds available through MassDevelopment and the State's Brownfields Priority Fund.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant:

The City was a successful grantee in the FY2012 U.S. EPA Brownfield Sites Assessment Program, receiving a total of \$200,000 from 10/2012 to 3/2017. The City successfully pursued assessment activities in compliance with all grant requirements and completed all reporting obligations. The grant was closed on March 31, 2017.

- FY2012 – One site assessed through the program, the former Lyman Mills involved the completion of Phase I and II assessments that allowed a developer to purchase the property which he is preparing its conversion into a 110-unit housing project.

The City has one open Cleanup grant for the former Uniroyal property which is expected to close in September 2020. The completed projects listed below received Cleanup funding and are the highlights of the City's Brownfields Program efforts.

-FY2014 – Two Cleanup Grants, 10/01/2014 – 9/30/2017; Projects were completed during the project period. Grants addressed cleanup of contaminated rail bed soils and buried demolition debris. The site with buried demolition debris is currently the focus of a Request for Development Proposals released by the City. The City intends to sell this property and see the private sector advance redevelopment.

-FY2015 – One Cleanup Grant (Petroleum Only), 10/1/2015 – 9/30/2018; Project completed cleanup in summer 2017 and addressed the cleanup of petroleum contaminated soil and groundwater at a former auto-service station. The site is currently accepting Request for Development Proposals released by the City to the private sector to advance redevelopment.

- (1) Compliance with Grant Requirements: The City has consistently addressed all grant requirements and deadlines during each of the Cooperative Agreements. This has included the completion of all required documents including work plans, community relations plans and outreach materials. All required reporting has been completed as required including quarterly reports, financial reports, ACRES property profiles and final/closeout reports. The City's Brownfields team consistently works closely with the EPA Project Officer to ensure compliance with all Grant Requirements and anticipates continuing this practice.

Threshold Criteria for Assessment Grant Community-Wide Proposal

1. Applicant Eligibility

The City of Chicopee, Massachusetts is a general purpose unit of local government.

2. Community Involvement

Engagement efforts between Chicopee's Brownfields Program and City residents are an ongoing endeavor since the program's establishment in 2012.

In alignment with the City's goals for transparency, the Department of Planning & Development will actively seek to engage the community and solicit input through a variety of channels. The City will hold public meetings and routinely update its Brownfields website HealChicopee.org so that residents can access information about the project at any given time.

For meetings, the Planning Department staff will address language barriers by preparing planning materials in English and Spanish, and other languages as such a need is identified. The City is also able to accommodate those with special needs such as visual, hearing, and attention impairments. The City will also work through identified partners to connect with residents who traditionally are overlooked or underrepresented in the public process - Chicopee Housing Authority, Lorraine's Soup Kitchen, and Valley Opportunity Council clients specifically.

The City previously had an Assessment Program Stakeholders Committee and will re-energize that group with this Assessment Program. The City's Community Involvement Plan will consist of collaboration with the community partners and business owners who will consult with the Assessment Stakeholders Committee. This group will utilize the City Brownfields website for HealChicopee.org for community engagement tactics and to disseminate informational materials across the city. The City's Brownfields website will include a feedback mechanism for visitors to ask questions and submit ideas or concerns.

3. Expenditure of Assessment Grant Funds

The City of Chicopee currently does not have an open EPA Brownfields Assessment Grant.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/03/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

BF

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Chicopee, City of

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

0669812180000

d. Address:

* Street1: 274 Front Street

Street2:

* City: Chicopee

County/Parish:

Hampden

* State:

MA: Massachusetts

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code: 01013-2630

e. Organizational Unit:

Department Name:

Planning Department

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Lee

Middle Name:

Mario

* Last Name:

Pouliot

Suffix:

Title: Director

Organizational Affiliation:

Planning Department

* Telephone Number: 413-594-1516

Fax Number: 413-594-1514

* Email: lpouliot@chicopeema.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Chicopee's Brownfields Assessment Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: